

INLAND WETLAND AND
WATERCOURSES AGENCY

CERTIFIED MAIL

February 13, 2018

Attorney Robin Pearson
Alter & Pearson, LLC
701 Hebron Avenue
Glastonbury, CT 06033

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TOWN COUNCIL OFFICE
West Hartford, CT

ITEM NO. _____
FILE NO. 20181

SUBJECT: 35 Ringgold Street/34 Crescent Street- IWW #1077

Dear Attorney Pearson:

At its regular meeting of February 5, 2018, the West Hartford Town Plan and Zoning Commission, acting as the Inland Wetlands and Watercourses Agency, gave consideration to the following item:

35 Ringgold Street/ 34 Crescent Street- Application (IWW #1077) of Mark Lovely (Owner's Agent) on behalf of Richard F. Patrissi Trust (R.O.), seeking approval on an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant seeks to redevelop the former Patrissi Nursery into a residential multi-family development with associated site improvements. (Submitted for IWWA receipt on January 3, 2018. Determined to be potentially significant and scheduled for public hearing on February 5, 2018.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ/IWWA acted by unanimous vote (5-0) (Motion/O'Donnell; Second/Akin) to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

35 RINGGOLD STREET/34 CRESCENT STREET
INLAND WETLAND APPLICATION IWW #1077
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **35 Ringgold Street/34 Crescent Street** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1077** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

[1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.



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[2.] The applicant's purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;

[3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.

[4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.

[5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;

[6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.

[7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and

[8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities which are made inevitable by the proposed regulated activity will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives that will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located 35 Ringgold Street/34 Crescent Street.

This permit is issued and made subject to the following conditions:

- 1.) Plans of record are incorporated by reference in this permit as fully set forth herein and modified by the conditions below.

- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
- 3.) Weekly inspection reports of the sediment and erosion controls shall be submitted to the Town Planner. Additional erosion and sediment control measures shall be implemented and/or installed throughout the course of construction as/if deemed necessary and directed by the Design Engineer and/or West Hartford Town officials.
- 4.) Prior to the start of any site disturbance, all sediment and erosion controls and tree protection shall be installed. Once installed, but before the commencement of any disturbance, the Town Planner shall be notified and provided the opportunity to inspect.
- 5.) The Applicant shall submit to the Town Planner for review and approval by the Town Engineer final as-built plans certifying that all Stormwater infrastructure improvements were completed in accordance with the approved plans. Such certification shall be made by a registered professional engineer
- 6.) The permit shall expire if not exercised within ten (10) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.

By this letter the IWWA is transmitting a notice of IWW permit approval. This notice is given to the West Hartford Town Clerk and to the State of Connecticut Department of Energy & Environmental Protection per the requirements of the Inland Wetlands and Watercourses Regulations.

If you have any questions regarding this letter, please feel free to contact the Planning Office at 860.561.7555.

Sincerely,



Kevin Ahern, Chairman
TPZ/IWWA

Cc: Matthew Hart, Town Manager
Mark McGovern, Director of Community Development
Kimberly Boneham, Deputy Corporation Counsel
Essie Labrot, Town Clerk
Duane Martin, Town Engineer
Matt Macunas, Conservation & Environmental Commission
Department of Energy & Environmental Protection
Subject IWW File

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